# **Article 2.6:** Employment Districts

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### 2.601 Purposes

The purposes of employment districts established in this article are to:

- A. Provide for a range of employment uses at appropriate intensities and locations;
- B. Identify areas of the Town for the location of employment uses and protect such areas from incompatible uses;
- C. Protect adjacent uses from potential adverse impacts of employment uses by setting forth standards for compatibility; and
- D. Encourage quality and variety in building and landscape design.

## 2.602 Employment Districts

The employment districts are:

**Business Park (BP).** This district permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses. Limited business service uses serving the development may be permitted. Development will include buildings of quality design in a landscaped setting.

**Light Industrial (LI).** This district permits employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and equipment service, research and development, general offices, storage and distribution.

*General Industrial (GI)*. This district permits more intense employment uses that may not occur in buildings and that require access for heavy trucks, such as manufacturing, food and materials processing and packaging, warehousing and

storage, waste management, motor vehicle and heavy equipment storage and repair, utilities and freight/truck terminals.

## 2.603 Land Use Regulations

A. **Regulations.** Table 2.603: Land Use Regulations – Employment Districts sets forth the land use regulations for employment districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.603: Land Use Regulations – Employment Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. *Unlisted Uses*. Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.603: Land Use Regulations Employment Districts below or not assigned to a Use Definition pursuant to Section 2.603B: Unlisted Uses are prohibited.
- D. *Additional Use Regulations*. Additional use regulations for employment districts are set forth in Section 2.606: Additional Use Regulations.

Table 2.603: Land Use Regulations - Employment Districts

Use Classification	BP	LI	GI	Additional Regulations
Agritainment	S	S	S	
Amateur Radio Facilities	L1	L1	L1	See Article 4.8
Ambulance Services	Р	Р		
Animal Services				See Section 4.508

Table 2.603: Land Use Regulations – Employment Districts

Use Classification	BP	LI	GI	Additional Regulations
Animal Shelter		Р		
Kennel		Р		
Building Maintenance Services	Р	Р	Р	
Building Material and Home				
Improvement Sales and				
Service, Wholesale		Р	Р	
Business Services	L1			
Call Center	P	Р		
Colleges, Public or Private	P	Р		
Contractor's Yard		P	 Р	
Crematorium		Р	Р	
		<u></u>	<u>.</u>	
Day Care Centers	L1, L4	L1, L4	L1, L4	
Dry Cleaning and Laundry			_	
Central Plant		Р	Р	
Eating and Drinking				
Establishments				
Restaurants, Beverage				
Service	L2, L4	L2, L4		
Restaurants, Full Service	L2, L4	L2, L4		
Restaurants, Limited				
Service	L2, L4	L2, L4		
Entertainment and Recreation,				
Indoor				
Small-Scale	Р			
Entertainment and Recreation,				
Outdoor	U			
Food Preparation				
Large-Scale	U	Р	Р	
Small-Scale	Р	Р		
Golf Course	U			
Government Offices and				
Facilities				
Large-Scale	U	U		
Small-Scale	P	P		
Health Care Facilities				
Hospital	U			
Medical Offices and Clinics	P			
Heliport/Helipad	U	U	U	
Hotels and Commercial		U	U	
	_ n			
Lodging	P			
Laboratories, Industrial	P	Р	Р	
Loft Unit	Р			
Maintenance and Repair	_	_		
Services	Р	Р		
Manufacturing and Assembly				
Artisan	Р	Р	Р	
Light	Р	Р	Р	
General		L8	Р	

Table 2.603: Land Use Regulations – Employment Districts

Use Classification	BP	LI	GI	Additional Regulations
Heavy			Р	
Medical Marijuana Facilities:				
Medical Marijuana				
Designated Caregiver		Р		Coo Cootion 4 5014
Cultivation Location		ļ P		See Section 4.5014
Medical Marijuana		1.1	1.1	Can Caption 4 5044
Dispensary Official Marijuana Officia		U	U	See Section 4.5014
Medical Marijuana Offsite Cultivation Site		U	U	See Section 4.5014
Mining and Quarrying			U	
Offices, General	Р	Р		
Over-The-Air Reception Device	L1	L1	L1	See Article 4.8
Park and Ride Lot	U	U	U	Jee Allicie 4.0
Public Safety Facilities	<u> </u>	<u> </u>	U	
Large-Scale	Р	Р		
Small-Scale	P	P		
Research and Development	P	P	Р	
Residential, Permanent			1	
Loft Unit	Р			
Lott Offit				See Sections 4.603C
Single Family	L7			and 4.605B
Retail Sales, General	L2, L3	L2, L3		and 4.003D
Salvage Yards or Junkyards		LZ, LJ	U, L5	
Satellite Dish Antenna, Large	L1	 L1	U, L3	See Article 4.8
Satellite Earth Stations	LI	LI	LI	See Article 4.8
Large-Scale	U	Р	Р	See Afficie 4.6
Small-Scale	P	Р	Р	
Sexually-Oriented Business		U	U	See Section 4.5011
		U	U	See Section 4.5011
Storage, Personal Property Indoor	11	11		
	U	U	 P	
Outdoor Transportation December		U	Г	
Transportation Passenger		Ь		
Terminals	U	Р		
Utilities	0		c	
Facilities	S	S P	S P	
Service Yard		ļ		1
Well Site	Р	Р	Р	1
Vehicle Equipment Sales,				00
Leasing and Services				See Section 2.605
Commercial				
Vehicle/Equipment Sales		ь	Ъ	
and Rental; New and Used		Р	Р	1
Fueling Facility, Alternative	A	P	P	<u> </u>
Fueling Facility, Fleet	A	Α	Α	
Motor Vehicle Sales and				
Leasing, New & Used		L6		
Non-Commercial Vehicle				
Rental	P	Р		

Table 2.603: Land Use Regulations – Employment Districts

Use Classification	BP	LI	GI	Additional Regulations
Vehicle Services, Heavy		Р	Р	
Vehicle Services, Light	U	Р		
Warehousing Freight/Truck Terminal and Warehouse		Р	Р	
Petroleum and Gas Storage			U	
Waste Management Hazardous Waste Collection and Transfer Facility			U	
Hazardous Waste Disposal Facility			U	
Non-Hazardous Waste Collection and Transfer Facility			U	
Non-Hazardous Waste Disposal Facility			U	
Non-Hazardous Material Recycling Collection Facility Large Scale			U	
Wireless Communication Facilities  Monopoles and Alternative				
Light Poles	U	U	U	See Article 4.7
Support Structures Other Than Those Listed Above	А	А	Α	See Article 4.7

#### Limitations

- L1 Only as a use incidental to the principal use of the property.
- L2 -- Drive-through facilities prohibited.
- L3 -- Only as a use incidental to the principal use of the property. Retail uses shall not exceed 1000 sq. ft. Gross Floor Area (GFA).
- L4 Shall not front onto arterial street.
- L5 See Gilbert Municipal Code Chapter 14, Article VII for additional regulations.
- L6 Only as an incidental use to Vehicle Services Light and Vehicle Services Heavy. Motor Vehicle Sales and Leasing shall be conducted indoors and limited to 10 percent of the GFA of the principal use.
- L7 Existing single family uses may be continued, expanded, and repaired without limitation on valuation. Site development regulations and accessory uses of the Single Family-43 (SF-43) zoning district apply and are shown in Table 2.104: Lot Development Regulations Single Family Residential Districts.
- L8 For General Manufacturing and Assembly Uses involving highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of a noxious nature in the manufacturing process, the Zoning Administrator may require a conditional use permit to ensure compatibility with adjacent uses.

# 2.604 Site Development Regulations

Table 2.604: Site Development Regulations – Employment Districts sets forth the site development regulations for employment districts, which are in addition to the development regulations set forth in Section 2.605: Additional Development Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.604: Site Development Regulations.

Table 2.604: Site Development Regulations – Employment Districts

Standards	BP	LI	GI	Additional Regulations
Maximum Building Height (ft.) /				
(Stories)	35/2	55/3		
Building Step-back	No	Yes	No	(A)
Minimum Building Setback (ft.)				(B)
Front (Arterial)	25	30	35	
Front (Collector or local)	20	25	30	
Side (Street)	20	20	25	
Side (Residential)	25	75	100	
Side (Commercial/Office/Public				
Facility/Institutional)	15	15	20	
Side (Employment)	0	0	0	
Rear (Residential)	25	75	100	
Rear (Commercial/Office/				
Public Facility/Institutional)	15	15	15	
Rear (Employment)	0	0	0	
Separation between Buildings (ft.)				
Single story	15	15	15	
Multiple story	20	20	20	
Minimum Required Perimeter				
Landscape Area (ft.)				(C, D)
Front (Arterial)	25	25	25	
Front (Collector or local)	20	20	25	(C)
Side (Street)	20	20	25	(C)
Side (Residential)	20	25	30	
Side (Commercial/Office/Public				
Facility/Institutional))	15	15	20	
Side (Employment)	5	5	5	(E)
Rear (Residential)	20	30	35	
Rear (Commercial/Office/				
Public Facility/Institutional)	15	15	15	
Rear (Employment)	5	5	5	(E)
Landscaping (% of net lot area)	15			See Article 4.3: Landscape Regulations

	Table 2.604:	Site Developme	nt Regulations -	Employ	ment Districts
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Standards	BP	LI	GI	Additional Regulations
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings			tion from Buildings
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulation			and Loading Regulations
Exterior Lighting Standards	See Section 4.103: Lighting Standards			ting Standards

- A. **Building Step-back.** Where a building in the LI district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required.
- B. *Employment Uses Adjacent to Residential Districts*. Employment activity occurring within 50 feet of property designated for residential use in the General Plan shall be conducted within an enclosed building. No part of the building within 50 feet of the residentially classified property shall contain bay or roll-up doors or similar service openings.
- C. **Street Frontage Landscape.** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, and lighting.
- D. Arterial/Arterial Intersection. A minimum 50-foot wide landscape area shall be established and maintained along arterial street frontages within a distance of 250 feet of an arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage is permitted within the 50-foot wide landscaped area established above if no other access is available.
- E. **Zero Lot Line Landscape Requirements.** Where a building is constructed on the property line, landscaping is required adjacent to that portion of the side or rear property line not occupied by the building.

## 2.605 Additional Development Regulations

- A. **Secure Vehicle Access Points.** Each secure vehicle access point to a parking or storage area shall be set back a minimum of 50 feet from the right-of-way.
- B. *Metal Buildings and Building Materials*. Pre-manufactured metal buildings are prohibited. Architect designed metal buildings or building elements may be permitted by the Design Review Board.
- C. Service Bay Doors.

- 1. No part of a building within 50 feet of property designated for residential use in the General Plan shall contain bay or roll-up doors, or similar service openings.
- 2. Service bays located within 200 feet of property designated for residential use in the General Plan shall not face the adjacent residential property.
- 3. All service activities shall be conducted within the service bays. No used or discarded vehicle parts, equipment, or disabled, junked, or wrecked vehicles may be located outside the service bays.

## 2.606 Additional Use Regulations

- A. **Retail Sales.** The area occupied by retail sales of products manufactured, assembled, processed, or distributed on the site shall not exceed 15 percent of the gross floor area of the use. Other than retail sales permitted in Section 2.603: Land Use Regulations, the retail sale of products not manufactured, assembled, processed, or distributed on the site is prohibited.
- B. *Outdoor Storage*. In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.
  - 1. *Business Park.* Outdoor storage is prohibited.
  - 2. *Light Industrial:* 
    - a. *Area*: No maximum.
    - b. *Height of Fences*: Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
    - c. *Location*: Outdoor storage areas shall not be located between the front of the building and the street.
  - 3. *General Industrial:* 
    - a. *Area*: No maximum.
    - b. *Height of Fences*: Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
    - c. Location: No limitation.

### C. Personal Property Storage.

- 1. *Indoor*. Indoor Personal Property Storage units shall be used only for the storage of personal property. No residential or commercial use shall be conducted in a storage unit. No hazardous materials shall be stored in a storage unit.
- 2. *Outdoor*. Outdoor Personal Property Storage shall be used only for the storage of personal property. No residential or commercial use shall be conducted in vehicles, trailers or other personal property stored in an Outdoor Personal Property Storage facility.
- D. **Fueling Facility Abandonment.** All Fueling Facility structures and tanks that are unused and/or vacant for 1 year or more are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.
- E. *Fueling Facility Reuse.* Fueling Facility buildings that are occupied with a use that does not involve the dispensing of fuel shall remove all underground fuel tanks or fill them with an inert material prior to occupancy of the building. All pumps, pump islands, fuel dispensing equipment and price signs shall be removed prior to occupancy of the building.
- F. Access to Residential Property. Use of employment zoned property to provide primary vehicular access to a residential use is prohibited.